

# GIS REGISTRY INFORMATION

**SITE NAME:** NEW HOLSTEIN FLORAL

**BRRTS #:** 03-08-256077

**CLOSURE DATE:** 02/06/2002

**STREET ADDRESS:** 2121 CALUMET DRIVE

**CITY:** NEW HOLSTEIN

**SOURCE PROPERTY GPS COORDINATES** (meters in WTM91 projection): X= 672385 Y= 388247

**OFF-SOURCE CONTAMINATION (>ES):** ☐ Yes ☒ No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**GPS COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**CONTAMINATION IN RIGHT OF WAY:** ☐ Yes ☒ No

## DOCUMENTS NEEDED:

<b>Closure Letter, and any conditional closure letter issued</b>	<input checked="" type="checkbox"/>
<b>Copy of most recent deed, including legal description, for all affected properties</b>	<input checked="" type="checkbox"/>
<b>Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties</b>	<input type="checkbox"/>
<b>County Parcel ID number, <i>if used for county</i>, for all affected properties</b>	<input type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>	<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), <i>if available from site investigation (SI)</i></b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. <b>If not available, include the following 2 types of maps:</b>	<input type="checkbox"/>
<b>Latest groundwater flow/monitoring well location map</b>	<input checked="" type="checkbox"/>
<b>Latest extent of contaminant plume map</b>	<input type="checkbox"/>
<b>Geologic cross-sections, <i>if available from SI</i></b> . (8.5x14' if paper copy)	<input type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate</b>	<input type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>	<input type="checkbox"/>
<b>Letter informing ROW owner of residual contamination (if applicable)</b>	<input type="checkbox"/>
<b>Copy of (soil or land use) deed restriction(s) or deed notice <i>if any required as a condition of closure</i></b>	<input type="checkbox"/>



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters  
1125 N. Military Ave., P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TTY 920-492-5912

February 8, 2002

Mr. William DeCoster  
2121 Calumet Drive  
New Holstein, WI 53061

SUBJECT: Final Case Closure By Closure Committee With conditions Met for the  
New Holstein Floral site, 2121 Calumet Drive, New Holstein, WI  
WDNR BRRTS #: 03-08-256077

Dear Mr. DeCoster:

On October 2, 2001, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On November 16, 2001, you were notified that the Closure Committee had granted conditional closure to this case.


On February 6, 2002, the Department received the final correspondence indicating that you have complied with the conditions of closure (filed restriction & monitoring well abandonment). Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on February 6, 2002, and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

  
Keld B. Lauridsen  
Hydrogeologist  
Remediation & Redevelopment Program

cc: Ryan Johnson, GHD, Inc.,  
P.O. Box 69, Chilton, WI 53014

I CERTIFY THAT THIS DOCUMENT WAS MICROFILMED ACCORDING TO WI STATUTE 16.61(7). TAMI ALLEN, CALUMET COUNTY MICROFILM OPERATOR.

J 5851 1 47  
QUIT CLAIM DEED

318444

Document Number

William W. de Coster and Marcella G. de Coster quit-claims to James de Coster and Jefry de Coster, to each an undivided one-half (1/2) interest as tenants-in-common, the following described real estate in Calumet County, State of Wisconsin:

REGISTER OF DEEDS  
CALUMET COUNTY, WI  
Received for Record 36  
day of July, A.D. 20 01  
11:20 AM and Recorded in  
Book 5851 Page 47  
Julia Rypard  
Register

Lot Two (2) of Certified Survey Map No. 1952, recorded in the office of the Register of Deeds for Calumet County, Wisconsin on December 20, 1996 in Volume 14 of Survey Maps on Page 51, as Document No. 263194. Being a part of Lots 1 and 2, Block 2, Original Plat of Altona, City of New Holstein, Calumet County, Wisconsin.

FEE  
# 8  
EXEMPT

This Space Reserved for Recording Data  
Return To: 10.00  
Lutz, Burnett, McDermott, John & King, LLP  
2100 Wisconsin Avenue, P. O. Box 152  
New Holstein, WI 53061  
261-0004-020010A-000-0-172010-00-3300  
Tax Parcel Number

THE ABOVE PROPERTY IS SUBJECT TO A LIFE ESTATE IN FAVOR OF GRANTOR IN THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN A SEPARATE AGREEMENT ENTERED INTO BETWEEN GRANTORS AND GRANTEEES.

Dated this 25th day of July, 2001.

William W. de Coster  
WILLIAM W. DE COSTER

Marcella G. de Coster  
MARCELLA G. DE COSTER

AUTHENTICATION

Signatures of William W. de Coster and Marcella G. de Coster authenticated this 25<sup>th</sup> day of July, 2001.

Derek McDermott  
DEREK McDERMOTT  
Title: Member, State Bar of Wisconsin

This Instrument was Drafted by  
Attorney Derek McDermott.

Document Number

## GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Lot Two (2) of Certified Survey Map No. 1952, recorded in the office of the Register of Deeds for Calumet County, Wisconsin on December 20, 1996 in Volume 14 of Survey Maps on Page 51, as Document No. 263194. Being a part of Lots 1 and 2, Block 2, Original Plat of Altona, City of New Holstein, Calumet County, Wisconsin.

REGISTER OF DEEDS  
CALUMET COUNTY, WI

Received for Record

FEB - 5 2002

915 clock A M. and Recorded in  
 Just 6469 Image 23-26

pd 1700  
Recording Area

Mr. William de Coster  
 2121 Calumet Drive  
 New Holstein, WI 53061

STATE OF WISCONSIN )

) ss

COUNTY OF CALUMET )

Parcel Identification Number (PIN)

WHEREAS, James de Coster and Jefry de Coster are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location on the following date: on December 18, 2000 at New Holstein Floral Monitoring Well 2 (NHF-MW2), Total Trimethylbenzenes were detected at 1340 parts per billion (ppb) and Naphthalene was detected at 230 ppb. The location of NHF-MW2 is shown on figure 3 attached and hereby made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code, is restricted by chs. NR 811 and NR

812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 5 day of FEB, 2002

Signature: [Signature]  
Printed Name: JAMES W. DECOSTER

Signature: [Signature]  
Printed Name: JEFF W. DECOSTER

Subscribed and sworn to before me  
this 5th day of February, 2002

[Signature]  
Notary Public, State of Wisconsin  
My commission expires 11-14-04

This document was drafted by the Wisconsin Department of Natural Resources with information provided by GHD, Inc..

A - West End of 4,000-gallon Fuel Oil UST at 12 fbg  
 B - East End of 4,000-gallon Fuel Oil UST at 12 fbg  
 C - West End of 300-gallon Leaded Gasoline UST at 5 fbg  
 D - East End of 300-gallon Leaded Gasoline UST at 5 fbg

STH 32 / 57 (Calumet Drive)  
 Undergr 21" Storm Sewer  
 Undergr 6" Sanitary Sewer  
 Undergr 6" Water Main

Laundromat Property

NHF-MW1

Fire Hydrant

NHF-MW2

Property Boundary NHF-MW4

Garage

Concrete Driveway

Greenhouse

New Holstein Floral Building

Greenhouse

House

Garage

Underground Propane Gas Line

NHF-MW5

Propane AST

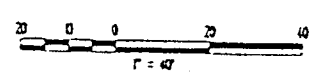
Grass Terrace Water Sanitary Sewer

Public Alley

UG phone and electric lines

OH Cable TV, Phone and Electricity Lines

Residence



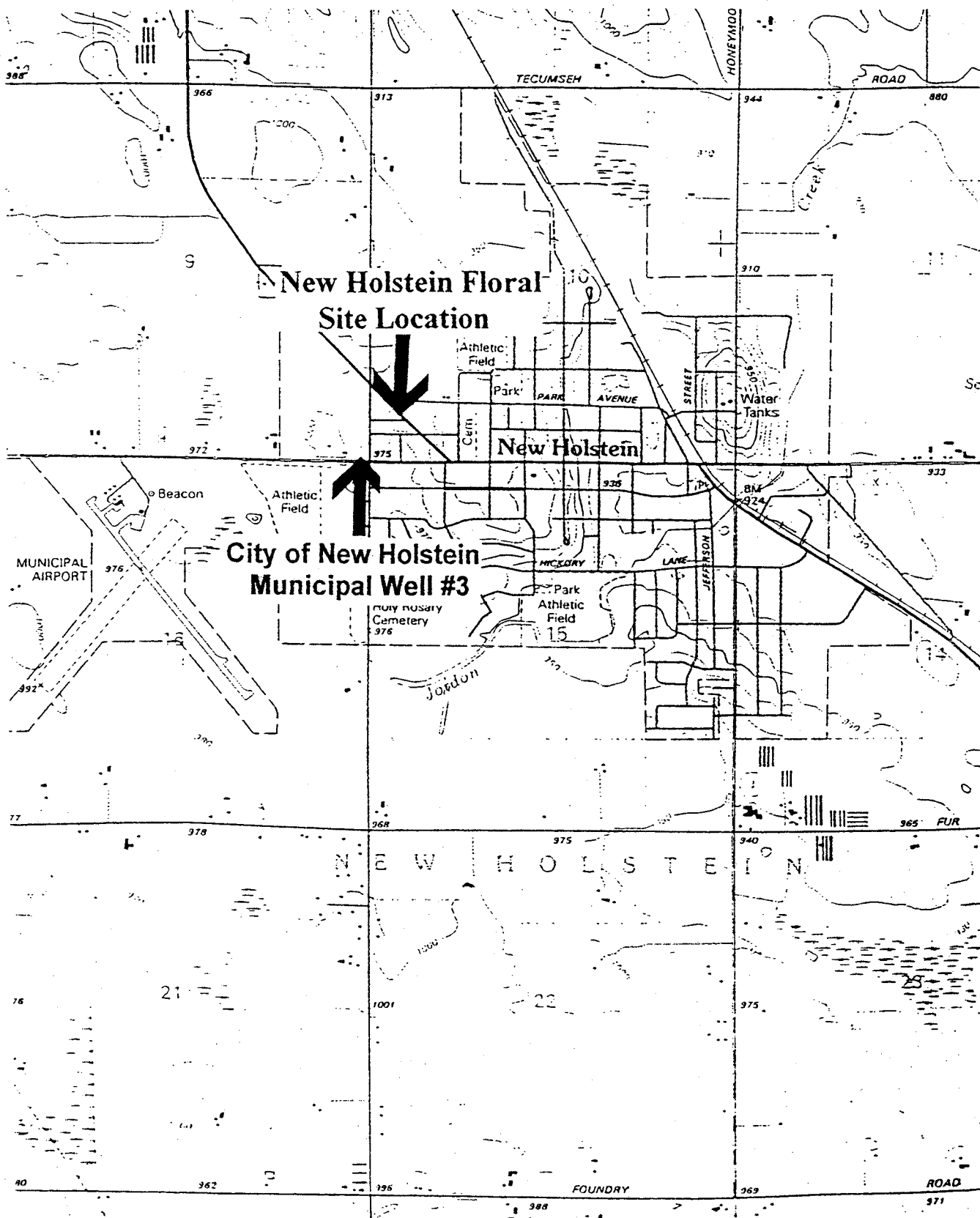
GHD Inc. Environmental Services  
 New Holstein Floral  
 2121 Calumet Drive  
 New Holstein, WI 53061

Figure 3  
 Monitoring Well  
 Locations

Prepared By: RLJ Date: 10-12-00

— Water Line  
 — Sanitary Sewer Line  
 — Storm Sewer Line





GHD Inc. Environmental Services  
 New Holstein Floral  
 2121 Calumet Drive  
 New Holstein, WI 53061

**Figure 1**  
**Site Location Map**  
 Prepared By: RLJ Date: 7-22-00

Map taken from Kiel  
 Quadrangle Map, USGS  
**Scale 1 inch = 2.0**



Table 6  
Groundwater Analytical Results  
New Holstein Floral - New Holstein, Wisconsin  
Site Investigation Report - October 2000

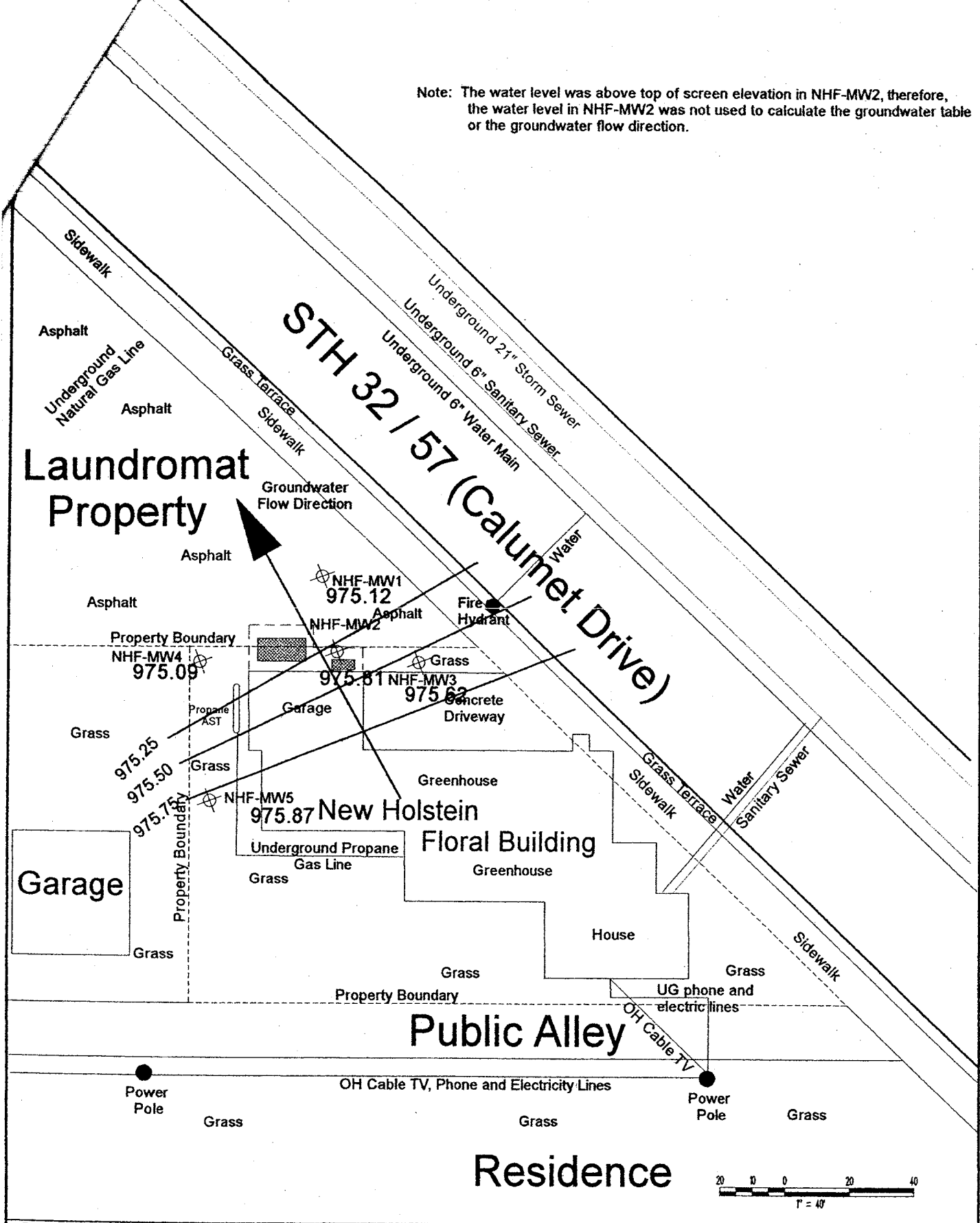
PARAMETER	NR 140 ES / PAL Standards	NHF-MW2		
		08/16/00	09/19/00	12/18/2000
GRO (ppm)	none	23		
DRO (ppm)	none	5.8		
Dissolved Lead (ppm)	15 / 1.5	< 1.4		
Benzene	5 / 0.5	< 160	< 18	< 18
Ethylbenzene	700 / 140	1,200	350	400
Toluene	1,000 / 200	< 190	< 18	< 18
Total Trimethylbenzenes	480 / 96	2,630	1,490	1,340
Total Xylenes	10,000 / 1,000	10,000	2,670	2,940
Methyl tert-butyl Ether	60 / 12	< 150	< 16	< 16
Naphthalene	40 / 8	< 420	160	230
1,2-Dichloroethane	5 / 0.5	< 70	< 21	< 21
Isopropylbenzene	none	< 70		
n-Butylbenzene	none	< 66		
n-Propylbenzene	none	< 170		
sec-Butylbenzene	none	< 52		
Total PVOCs	none	14,330	4,510	4,680
Total VOCs	none	15,060	4,670	4,910
PAHs				
Methyl-2-Naphthalene	none	91		
Naphthalene (By EPA 8310)	40 / 8	380		
Total PAHs	none	471		
Nitrogen, ammonia as N	9.7 / 1.9 ppm	0.4	0.27	0.27
Nitrogen N+N (mg/L)	10 / 2 ppm	5.8	8.1	5.3
Nitrogen, Kjeldahl (mg/L)	none	1.1	1.2	0.82
Sulfate (mg/L)	none	22	18	15
Alkalinity (mg/L)	none	350	320	310
Iron (mg/L)	none	7	3.1	190
Conductivity (uS)	none	669	1,160	1,160
Dissolved Oxygen (mg/L)	none	2.64	1.8	

Notes:

All results are reported in parts per billion (ppb) unless otherwise noted.  
GRO stands for parts per million, GRO stands for Gasoline Range Organics  
BOLD exceed NR 140 ES or PALs for specified parameter.

= EXCEEDS NR 140 ES  
= EXCEEDS NR 140 PAL

Note: The water level was above top of screen elevation in NHF-MW2, therefore, the water level in NHF-MW2 was not used to calculate the groundwater table or the groundwater flow direction.

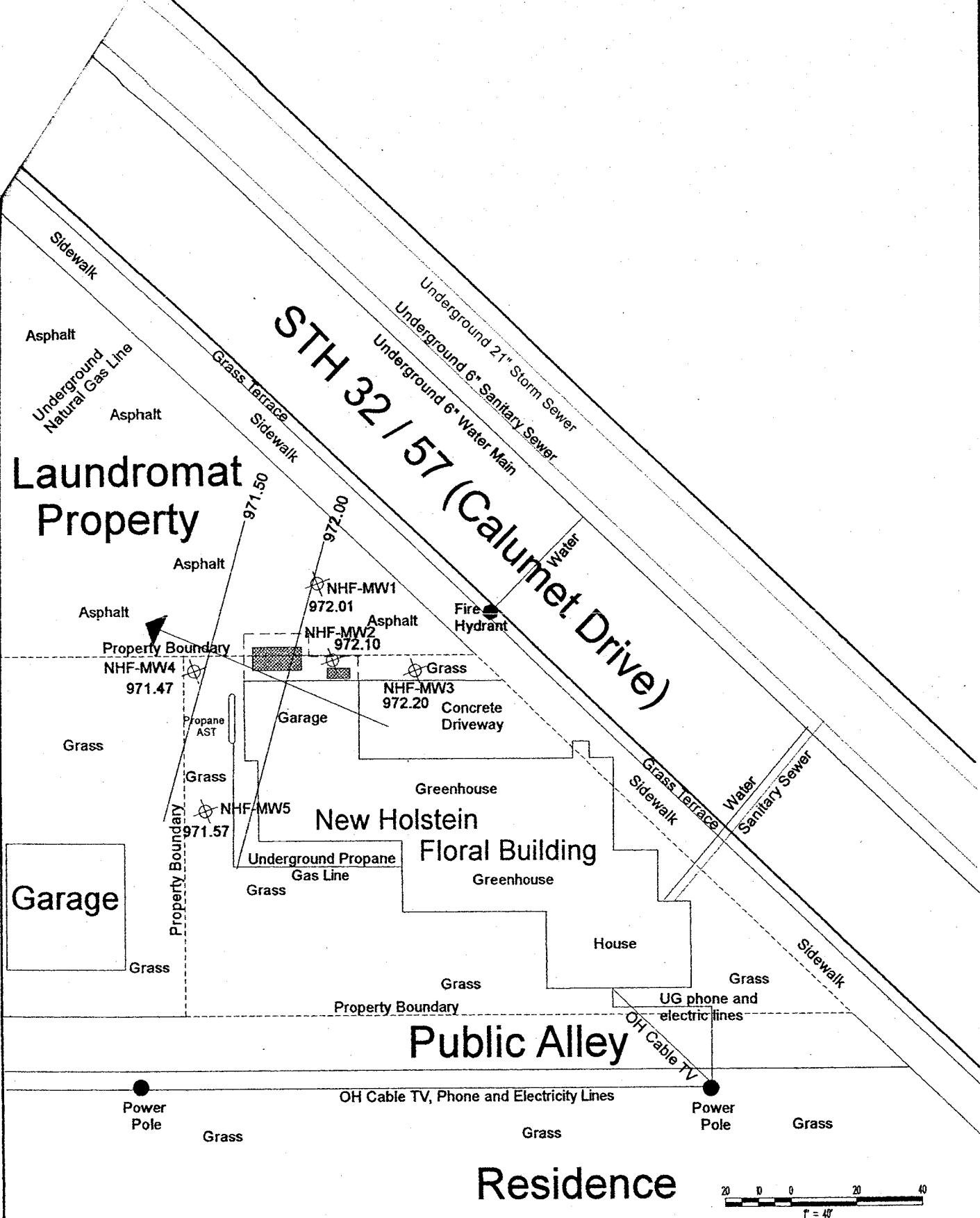


GHD Inc. Environmental Services  
New Holstein Floral  
2121 Calumet Drive  
New Holstein, WI 53061

Figure 3  
Water Table Configuration  
on 8/28/00  
Prepared By: RLJ Date: 1-11-01

Water line  
Sanitary Sewer Line  
Storm Sewer Line





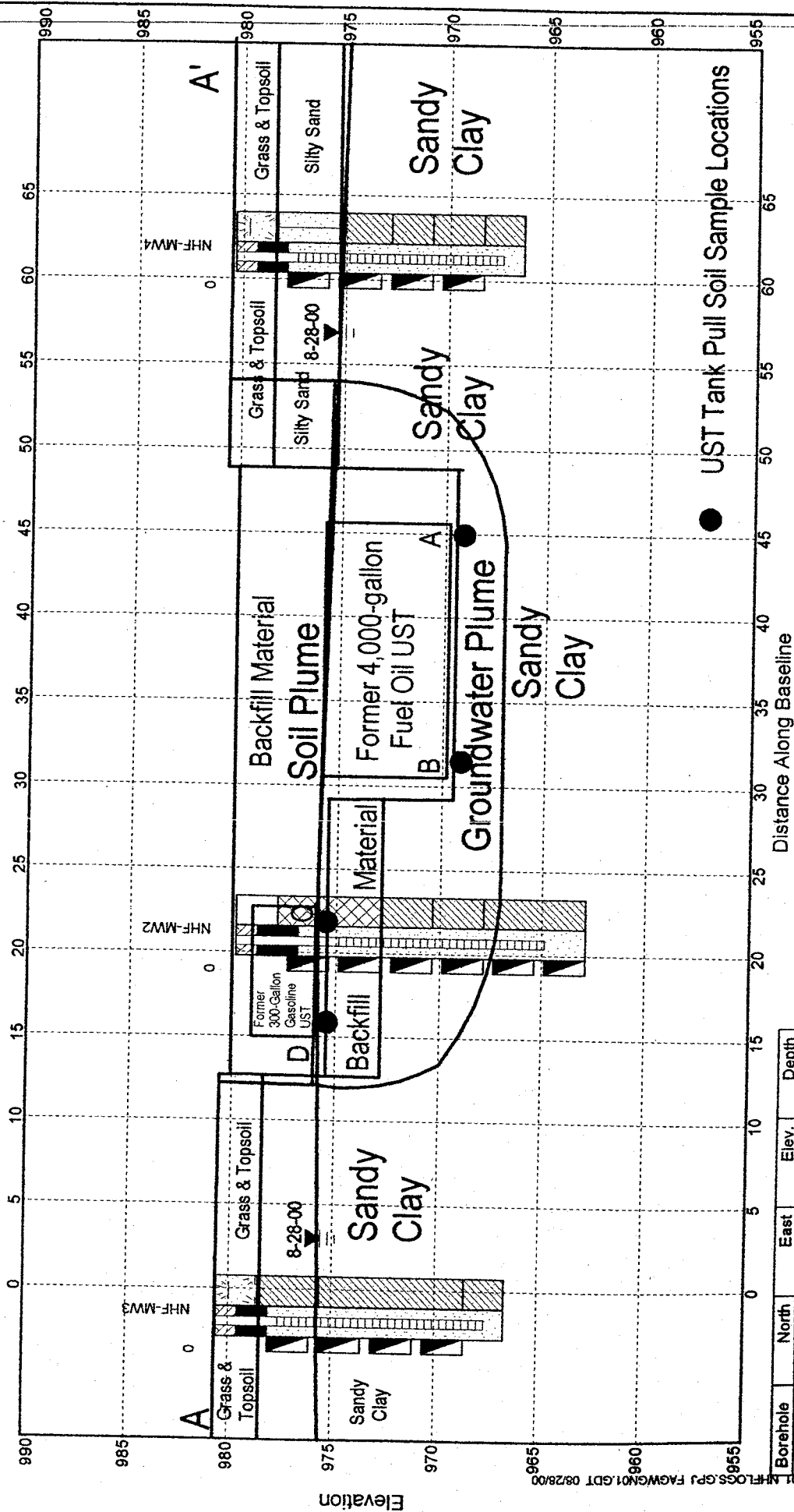
GHD Inc. Environmental Services  
 New Holstein Floral  
 2121 Calumet Drive  
 New Holstein, WI 53061

Figure 4  
 Groundwater Elevation  
 on 12-18-00

Prepared By: RLJ Date: 1-11-01

— Water line  
 — Sanitary Sewer Line  
 - - - Storm Sewer Line





**DISTANCES:**

Beginning	0
Ending	65

Position	North	East
Left, Front	48	-14
Right, Front	-13	8
Left, Back	48	-14
Right, Back	-13	8

GEOLOGIC CROSS SECTION A-A'

**New Holstein Floral**

PROJECT #	DATE	FIGURE
	08/28/2000	5